



## Rosemary Cottage, B92 0JP

Sale Price £485,000



**Love**  
Property Co.

# Rosemary Cottage, Barston Lane, Solihull, B92 0JP

Tenure - Freehold  
EPC Rating - D  
Council Tax Band - D

Love Property Co are pleased to offer this rare to market, beautifully kept fully refurbished and converted in 2020 by Greenvilla Homes to the highest new build standards with new build warranty for remainder of the 10-year warranty.

This attention to detail, character semi-detached two double bedroom with two-ensuites residence situated in the sought-after and picturesque semi-rural village of Barston.

This must be viewed to be appreciated 993.1 sq. feet (92.3 sq. metres) kerb appealing property briefly comprises of a warming reception hall with storage, downstairs WC and spacious open plan kitchen/diner with Porcelanosa tiles throughout the ground floor with under floor electric heating.

The modern reflections quality kitchen has ample fitted modern wall and base units, feature island, Quartz worktops, integrated electric oven, induction hob, Siemens fridge, freeze and dishwasher.

The lounge has a gorgeous pivot hinge frameless glass double doors leading to open plan kitchen/diner and Oak stairs leading to the first floor.

To the first floor the landing has lovely glassed oak feature staircase leading to the two double bedrooms, both with en-suites, master with a dressing area and walk in wardrobes.

The property offers double glazing and also has an eco-air source heat pump system too.

Outside - Stunning Countryside views, block paved driveway to front with off road parking for multiple vehicles. To the rear private garden, mainly artificial grass with a good sized slatted patio and seating area with separate seating area at the top of the garden.



## PROPERTY MEASUREMENTS:

### KITCHEN/DINING

19' 9" x 15' 7" (6.03m x 4.75m)

### LOUNGE

15' 11" x 11' 3" (4.84 m x 3.42m)

### WC

3' 4" x 6' 6" (1.02 m x 1.98m)

### MASTER BEDROOM ONE

9' 7" x 10' 9" (2.93m x 3.28m)

### DRESSING ROOM

9' 7" x 5' 9" (2.93m x 1.74m)

### EN-SUITE

5' 11" x 6' 10" (1.81m x 2.09m)

### BEDROOM TWO

9' 1" x 11' 1" (2.76m x 3.37m)

### EN-SUITE

9' 1" x 4' 2" (2.76m x 1.25m)

### TOTAL SQUARE FOOTAGE

993.1 sq. Feet (92.3 sq. Metres) approx.

### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



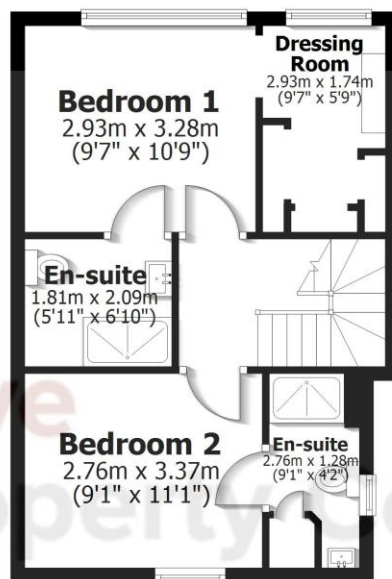
### Ground Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 92.3 sq. metres (993.1 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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